

Municipal Clerk  
Atlanta, Georgia

**AN ORDINANCE  
BY THE COMMUNITY DEVELOPMENT/  
HUMAN RESOURCES COMMITTEE**

UEZ-04-03  
**04-0-0643**

**AN ORDINANCE TO CREATE THE "BOLTON PLACE APARTMENTS HOUSING ENTERPRISE ZONE", TO BE LOCATED AT 2019-2235 BOLTON DRIVE, N.W.; AND FOR OTHER PURPOSES.**

**NPU "D"**

**COUNCIL DISTRICT 9**

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**WHEREAS** an amendment to the Constitution of the State of Georgia was adopted by referendum in November 1982 giving the Council of the City of Atlanta power to create urban enterprise zones in the City of Atlanta; and

**WHEREAS** enabling legislation known as the Atlanta/Fulton County Urban Enterprise Zone Act was enacted by the Georgia General Assembly and signed by the Governor in March 1983 and subsequently amended; and

**WHEREAS** the Atlanta/Fulton County Urban Enterprise Zone Act gives the Council of the City of Atlanta the authority to designate areas within the City as urban enterprise zones for housing purposes if certain conditions are met; and

**WHEREAS** the designation of a housing enterprise zone exempts the taxable value of property within the zone only from ad valorem taxes for City purposes, but the Board of Commissioners of Fulton County, by appropriate resolution, may exempt from ad valorem taxation for County purposes the taxable value of the same property that is exempted by the City; and

**WHEREAS** certain types of property may be exempted, conditions must be met by owners of private property to qualify for an exemption, period, and rate of exemptions, and elections may be made by the Atlanta City Council among various types of exemptions which are specified by State law; and

**WHEREAS** State law provides that an exemption from ad valorem taxation for City purposes also includes, but is not limited to, school and educational purposes; and

**WHEREAS** the City of Atlanta Development Impact Fee Ordinance provides that, under certain conditions, the City may exempt development in urban enterprise zones from the requirement to pay development impact fees; and

**WHEREAS** it is the expressed intent of the Atlanta City Council to use urban enterprise zone legislation as an incentive to generate private investment in areas of the City which otherwise might not attract such investments for commercial construction and job creation purposes; and

**WHEREAS** the conditions and qualifications of the Atlanta/Fulton County Urban Enterprise Zone Act, as amended, have been met relative to the creation of the proposed "Bolton Place Apartments Housing Enterprise Zone."

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA,  
HEREBY ORDAINS AS FOLLOWS:**

**Section 1:** It is found by the Council of the City of Atlanta that the area in and around the property that would be designated as the "Bolton Place Apartments Housing Enterprise Zone" is economically and socially depressed. It is further found that areas such as this contribute to or cause unemployment, create an inordinate demand for public services and, in general, have a deleterious effect on the public health, safety, welfare, and morals. It is further found that these areas, as is the case with the property that would be designated as the "Bolton Place Apartments Housing Enterprise Zone", are characterized by having no investment or under-investment by private enterprise in ventures which produce jobs, trade, provision of services, and economic activities which individually and together contribute to a healthy society. This lack of private investment and activity contributes to social and economic depression in such areas. Therefore, it is in the public interest that incentives be provided to private enterprise to invest in such areas, and that such private enterprise place priority upon the employment of those residents in those economically- and socially-depressed areas designated herein as urban enterprise zones.

**Section 2:** The "Bolton Place Apartments Housing Enterprise Zone" is hereby created for the subject property at 2019-2235 Bolton Drive, NW. The property contains 30 acres of land and includes the following tax parcel code numbers (PCNs): 17-00221-LL-053, 17-0221-LL-054, & 17-0221-LL055. The effective date of all exemptions established therein shall be January 1, 2005. The "Bolton Place Apartments Housing Enterprise Zone" shall be abolished on December 31, 2014. The "Bolton Place Apartments Housing Enterprise Zone" shall otherwise not be abolished except as provided in State law. A legal description and map of the "Bolton Place Apartments Housing Enterprise Zone" are attached hereto as Exhibit "A", are made a part hereof, and shall be on file in the Bureau of Planning and the Office of the Municipal Clerk.

**Section 3.** The "Bolton Place Apartments Housing Enterprise Zone" shall be developed as a residential development project, which shall consist of 368 apartment units. The project shall be developed in one phase and shall contain 252,456 total square feet of building space. In accordance with the requirements for housing enterprise zones, 147 (40 percent) of the total 368 housing units would be designated as being "affordable" (for moderate-income residents), which would exceed the required minimum of 20 percent.

**Section 4.** The development of the "Bolton Place Apartments Housing Enterprise Zone" shall meet or exceed the "housing affordability requirements" for urban enterprise zone designation that are defined in City Code Sections 146-52(2)a.1, 146-52(2)a.2, and 146-52(2)a.3 (per approved Ordinance #03-O-1695), which are provided below. The "Bolton Place Apartments Housing Enterprise Zone" shall consist of 368 total units, of which 40 units shall be one-bedroom units (11%), 268 units shall be two-bedroom units (73%), and 50 units shall be three-bedroom units (19%). The "Bolton Place Housing Enterprise Zone" shall designate 147 of the proposed 368 total units (40%) as being "affordable", which exceeds the required minimum housing affordability provision of 20 percent of the 368 total units (74 units). Compared to the minimum housing affordability requirement of 74 total units, to which the ratios of 11 percent for one-bedroom units (8 units), 73 percent for two-bedroom units (54 units), and 19 percent for three-bedroom units (14 units) are applied, the "Bolton Place Housing Enterprise Zone" shall designate 8 one-bedroom units, 124 two-bedroom units, and 15 three-bedroom units as being "affordable", which meets or exceeds the housing affordability requirements by bedroom composition.

**City Code Section 146-52(2)a.1.** Twenty percent of the total units to be provided shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall be within the ability to pay of those households whose annual income does not exceed 60 percent of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of

Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures.

City Code Section 146-52(2)a.2. Twenty percent of the units for sale shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear purchase prices which do not exceed two and one-fifth times the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development.

City Code Section 146-52(2)a.3. Twenty percent of the units for rent, if any, shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear monthly rents which do not exceed 30 percent of the low-income level defined in section 146-52(2)a.1 or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in Section 42, internal Revenue Service Code, based upon the low-income level defined in section 146-52(2)a.1.

**Section 5:** The Municipal Clerk is hereby directed to transmit a copy of this Ordinance as well as the legal description of the "Bolton Place Apartments Housing Enterprise Zone" to the Tax Commissioner of Fulton County, to the Commissioner of the Department of Community Affairs of the State of Georgia, and to the Superintendent of the Atlanta Board of Education immediately upon the approval by the Mayor of the City of Atlanta.

**Section 6:** That all ordinances and parts of ordinances that are in conflict herewith are hereby repealed.

# LEGAL DESCRIPTION SOUTH EXISTING PIECE

ALL that tract or parcel of land lying and being in Land Lot 221 of the 17th Land District, City of Atlanta, Fulton County, Georgia; and being more particularly described as follows:

BEGINNING at an iron pin found at the common corner of Land Lots 193, 194, 221, and 222;

THENCE running along the south line of Land Lot 221, N 89° 56' 34" W for 321.36' to an iron pin found;

THENCE continuing along said Land Lot Line, N 89° 55' 34" W for 442.14' to an iron pin set on the northeastern Right-of-Way of Marietta Boulevard, S. R. 3, formerly the Atlanta Northern Railway;

THENCE running along said Right-of-Way, N 12° 38' 09" W for 59.16' to an iron pin set;

THENCE continuing along said Right-of-Way following the curvature to the left an arc distance of 572.86' to an iron pin set at the point formed by the intersection of the northeastern Right-of-Way of Atlanta Northern Railway and the southeastern Right-of-Way of Bolton Place, a 50' R/W, said arc having a radius of 979.24' and subtending a chord bearing N 29° 23' 42" W for 564.73'.

THENCE departing said Right-of-Way and running northeasterly along the southeastern Right-of-Way of Bolton Place, a 50' R/W, following the curvature to the left an arc distance of 155.46' to an iron pin located at the point formed by the intersection of the southeastern Right-of-Way of Bolton Place and the southwestern Right-of-Way of Bolton Drive, a 50' R/W, said arc having a radius of 2,448.77' and subtending a chord bearing N 37° 13' 10" E for 155.44'.

THENCE running along the southwestern Right-of-Way of Bolton Drive, S 53° 45' 00" E for 705.59' to a point at the terminus of said Right-of-Way;

THENCE running across the terminus of said Right-of-Way, N 36° 15' 00" E for 50.00' to the northeastern Right-of-Way of Bolton Drive;

THENCE running along the northeastern Right-of-Way of Bolton Drive, N 53° 45' 00" W for 921.03'.

THENCE continuing along said Right-of-Way following the curvature to the left an arc distance of 144.19' to a point, said arc having a radius of 1,541.45' and subtending a chord bearing N 56° 25' 47" W for 144.14'.

THENCE departing said Right-of-Way and running, N 32° 44' 44" E for 83.24' to a point;

THENCE running S 57° 15' 16" E for 55.30' to a point;

THENCE running N 29° 12' 06" E for 143.71' to a point;

THENCE running N 36° 12' 06" E for 218.57' to a point;

THENCE running S 53° 50' 56" E for 235.30' to a point;

THENCE running S 36° 09' 06" W for 218.58' to a point;

THENCE running S 44° 21' 11" W for 141.40' to a point;

THENCE running S 93° 45' 21" E for 335.61' to a point;

THENCE running N 57° 38' 17" E for 117.40' to a point;

THENCE running S 53° 52' 41" E for 243.24' to a point;

THENCE running N 67° 16' 48" E for 73.61' to a point;

(CONTINUED)

N 57° 48' 21" W for 210.99';

THENCE continuing along said Right-of-Way, N 61° 51' 43" W for 588.34' to a point;

THENCE continuing along said Right-of-Way following the curvature to the left an arc distance of 266.19' to a point, said arc having a radius of 934.19', and subtending chord bearing N 70° 01' 29" W for 265.29';

THENCE continuing along said Right-of-Way, N 76° 11' 15" W for 71.97' to a point;

THENCE continuing along said Right-of-Way following the curvature to the left an arc distance of 451.55' to an iron pin set at the point formed by the intersection of the now south eastern Right-of-Way and the northeastern Right-of-Way of Marietta Boulevard, said arc having a radius of 149.36', and subtending a chord bearing S 64° 40' 45" W for 420.59', and the POINT OF BEGINNING.

Said tract containing 413,359 square feet or 9.4894 acres.

### TOGETHER WITH

ALL that tract or parcel of land lying and being in land Lot 221 of the 17th Land District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin located at the point formed by the intersection of the northeastern Right-of-Way of Marietta Boulevard, S. R. No. 3, 75' from centerline, and the northern Right-of-Way of Bolton Drive, a 50' R/W;

THENCE running northeasterly along the northern Right-of-Way of Bolton Drive for 570.92' to a point and the POINT OF BEGINNING;

THENCE departing said Right-of-Way and running, N 13° 43' 06" E for 83.46' to a point;

THENCE running S 76° 16' 54" E for 67.44' to a point;

THENCE running N 19° 29' 26" E for 391.30' to a point;

THENCE running N 49° 31' 30" E for 238.63' to a point;

THENCE running S 40° 26' 38" E for 215.26' to a point;

THENCE running S 49° 29' 44" W for 180.76' to a point;

THENCE running S 19° 28' 47" W for 327.32' to a point;

THENCE running S 59° 30' 18" E for 203.16' to a point;

THENCE running N 28° 13' 31" E for 282.17' to a point;

THENCE running S 54° 54' 19" E for 293.29' to a point;

THENCE running S 28° 05' 41" W for 329.99' to a point located on

the northeastern Right-of-Way of Bolton Drive, a 50' R/W;

THENCE running along the northeastern Right-of-Way of Bolton Drive N 61° 51' 43" W for 458.53' to a point;

THENCE continuing along said Right-of-Way following the curvature to the left an arc distance of 280.43', said arc having a radius of 984.19', and subtending a chord bearing N 70° 01' 29" W for 279.49' to a point;

THENCE continuing along said Right-of-Way, N 76° 11' 15" W for 16.85' to a point and the POINT OF BEGINNING.

Said tract containing 264,356 square feet or 6.0688 acres

(CONTINUED)

THENCE running S 53° 48' 25" E for 109.03 to a point;  
 THENCE running N 89° 49' 01" E for 221.54 to a point on the  
 east line of Land Lot 221;  
 THENCE running along the east line of Land Lot 221 S 00° 19'  
 59" E for 515.99 to an iron pin located at the common corner of  
 Land Lots 193, 194, 221, and 222, and the POINT OF BEGINNING.

Said tract containing 627,299 square feet or 14.4008 acres.

## TOGETHER WITH

ALL that tract or parcel of Land lying and being in Land Lot  
 221 of the 17th land District, City of Atlanta, Fulton County,  
 Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the point formed by the  
 intersection of the northeastern Right of Way of Marietta  
 Boulevard, S. R. 3, being 75' from the centerline at this point,  
 and the southeastern Right of Way of Bolton Drive, a 50' R/W;  
 THENCE running along the Right of Way of Marietta Boulevard  
 following the curvature to the left an arc distance of 330.88' to  
 an iron pin set at Station 227+63.41, 25' right of said  
 centerline, said arc having a radius of 2,789.79' and subtending  
 a chord bearing S 65° 44' 01" E for 330.88'

THENCE continuing along said Right of Way S 71° 30' 57" E for  
 358.65' to an iron pin set at Station 224+00.75, right of said  
 centerline;

THENCE continuing along said Right of Way S 17° 22' 07" W for  
 25.00' to an iron pin set at Station 224+00.50, right of said  
 centerline;

THENCE continuing along said Right of Way S 72° 27' 53" E for  
 188.00' to an iron pin set at Station 222+20.50, right of said  
 centerline, and also being the point where the northern Right  
 of Way of the Atlanta Northern Railway intersects the Right  
 of Way of Marietta Boulevard;

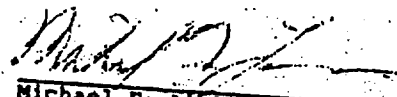
THENCE running along the said Right of Way S 84° 09' 09" E for  
 181.42' to an iron pin set;

THENCE continuing along said Right of Way following the  
 curvature to the right an arc distance of 599.05' to an iron pin  
 set at the point formed by the intersection of said northern  
 Right of Way and the northwestern Right of Way of Bolton Place, a  
 50' R/W, said arc having a radius of 979.24' and subtending a  
 chord bearing S 66° 36' 38" E for 589.25';

THENCE departing said Right of Way and running along the  
 northwestern Right of Way of Bolton Place following the curvature  
 to the left an arc distance of 150.11' to an iron pin set at the  
 point formed by the intersection of the northwestern Right of Way  
 of Bolton Place and the southwestern Right of Way of Bolton  
 Drive, a 50' R/W, said arc subtending a chord bearing N 37° 10'  
 32" E for 150.09';

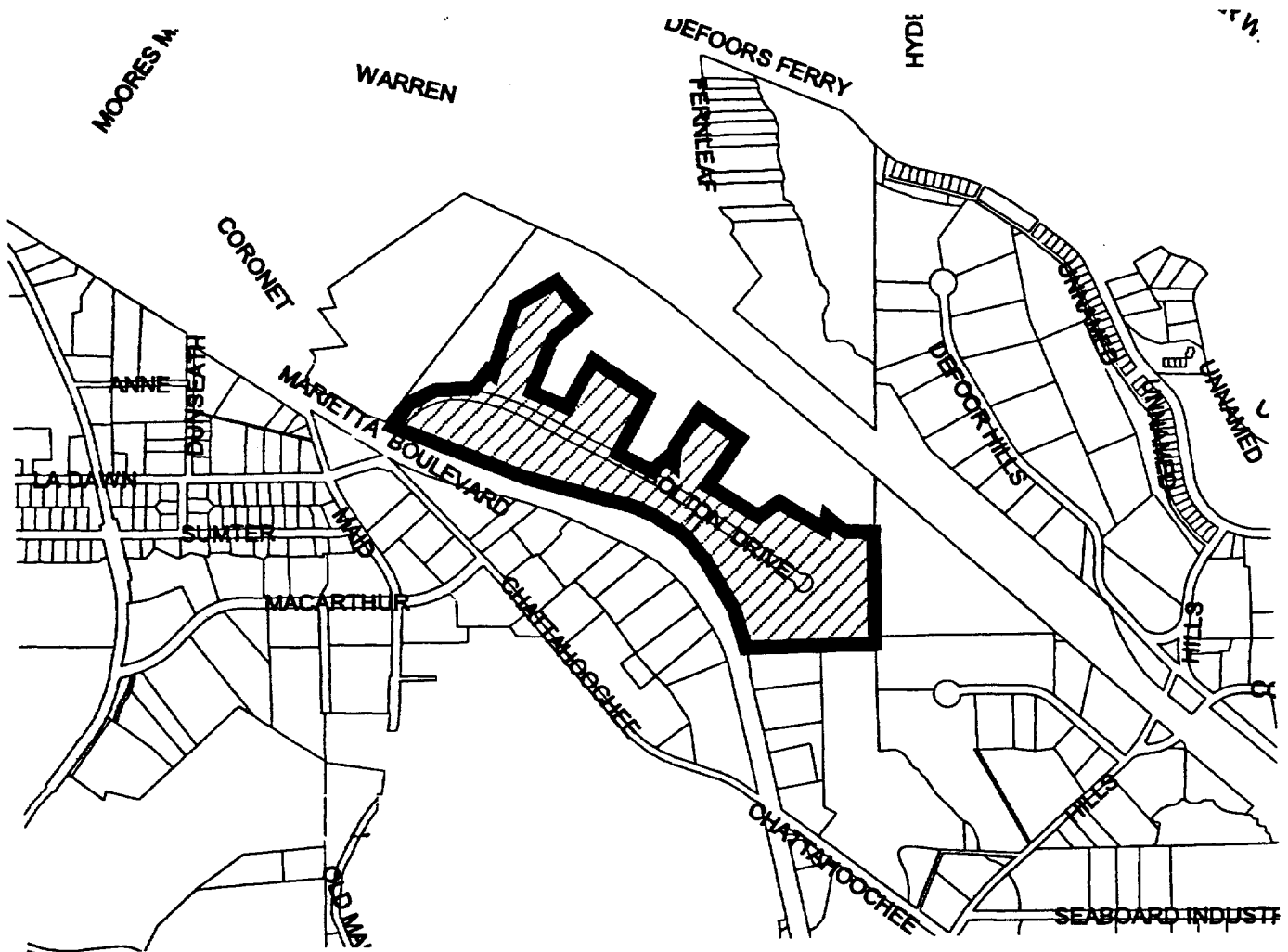
THENCE departing said Right of Way and running along the  
 southwestern Right of Way of Bolton Drive N 53° 45' 00" W for  
 165.43' to a point;

THENCE continuing along said Right of Way following the  
 curvature to the left an arc distance of 210.16' to a point, said  
 arc having a radius of 1,491.45' and subtending a chord bearing

  
 Michael F. Lawler, R.L.S.  
 Registered Public Surveyor  
 Registered No. 1946

# **BOLTON PLACE APARTMENTS HOUSING ENTERPRISE ZONE**

TO BE LOCATED AT 2019 - 2235 BOLTON DRIVE, NW. DISTRICT 17, LAND LOT 221.  
COUNCIL DISTRICT 9, NPU "D".



**UEZ - 04 - 03**



— Npu-d-streets  
□ Npu-d1-parcels.

**PROJECT CHECKLIST FOR UEZ-04-03:**  
**Proposed "Bolton Place Apartments Housing Enterprise Zone"**  
**To be Located at 2019-2235 Bolton Drive, NW**

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
<b>1. Eligibility Criteria:</b>	<b><u>Must Meet 3 of the 4 Criteria:</u></b>		
a. Evidence of Pervasive Poverty	a. Poverty rate of $\geq 20\%$ for the Census Block Group.	a. Poverty rate of 20% for Census Block Group 1 of Census Tract 89.01 (per the 2000 Census), which meets the required minimum of 20%.	√
b. Unemployment	b. Unemployment:  (1) Census Tract having at least 10% higher than the State Average;  OR  (2) Significant Job Loss, to be documented by the applicant.	b. Unemployment:  (1) Census Tract 89.01 has an unemployment rate of 3.4%, which is less than 10% higher than the 2002 annual State Average of 5.1%.  (2) Data from the Atlanta Regional Commission.	
c. General Distress	c. General Distress:  (1) Police Beat crime rate of $\geq 20\%$ compared to the Police Zone;  OR  (2) Vacant and/or Dilapidated Structures, or Deteriorated Infrastructure, based on documented proof of existing abandoned and/or dilapidated structures within one block of the project area, or deteriorated infrastructure.	c. General Distress:  (1) Police beat 209 has a crime rate of 49 of the crime rate of police zone 2, thus the high crime requirement is not met  (2) Applicant has submitted acceptable documentation of abandoned and/or dilapidated structures within one block of the project area.	√
d. Underdevelopment	d. Underdevelopment: The NPU has $\leq 20\%$ of the amount of Development Activity compared to the City as a whole for the proposed type of development.	d. Underdevelopment: NPU "D" had 3% of development activity within the City for non-residential development, which meets the requirement of $\leq 20\%$ .	√

CRITERION	REQUIRED	PROPOSED	COMPLIANCE
2. Acreage	None.	Contains 30 acres of land.	√
3. CDP Consistency	CDP Land Use Classification: Designated as "High-Density Residential." Allowed FAR: 0.696. This property is located within the boundaries of the <u>Northwest Atlanta Framework Plan</u> . Project would be consistent with this Plan.	Proposed FAR: 0.170. This would comply with the existing zoning of the property, thus it would be consistent with the CDP.	√
4. Zoning Compliance	Zoned "RG-3."	Proposed uses are allowed within "RG-3." The development would have a residential FAR of 0.170.	√
5. Project Specificity	Project-Specific Zone or Areawide Zone.	Project-Specific.	√
6. Project Readiness	≥ 30% of housing units to be initiated in Year 1 of the UEZ.	Applicant certifies that construction of at least 30% (110 units) of the 368 total units would be initiated in Year 1.	√
7. Non-Displacement	Minimum Displacement	Applicant has submitted a tenant relocation plan for the existing residents of the Bolton Place Apartments. Current residents will be relocated in accordance with the Uniform Relocation Act (URA) and all applicable regulations of the Urban Residential Finance Authority.	√
8. Affordability	<p><u>City Code Section 146-52(2)a.1.</u> Twenty percent of the total units to be provided shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall be within the ability to pay of those households whose annual income does not exceed 60 percent of the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development (HUD), and as adjusted for household size in accordance with HUD procedures.</p> <p><u>City Code Section 146-52(2)a.2.</u> Twenty percent of the units for sale shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear purchase</p>	Project would include the following breakdown of affordable housing units, which meets the requirements for urban enterprise zone designation: 368 total units, of which 147 units (40%) would be designated as being "affordable." The project would include 40 one-bedroom units, 268 two-bedroom units, and 50 three-bedroom units. The affordability breakdown by bedroom composition would be as follows: 8 one-bedroom units, 124 two-bedroom units, and 15 three-bedroom units, which meet or exceed the requirements.	√

	<p>prices which do not exceed two and one-fifth times the median family income for the Atlanta metropolitan statistical area as most recently published by the United States Department of Housing and Urban Development.</p> <p><u>City Code Section 146-52(2)a.3.</u></p> <p>Twenty percent of the units for rent, if any, shall reflect the same ratio of housing type and bedroom composition that is proposed throughout the zone, and shall bear monthly rents which do not exceed 30 percent of the low-income level defined in section 146-52(2)a.1 or, in the case of rental housing units that are being financed through federal low-income housing tax credits, said units shall bear monthly rents which do not exceed the maximum rents prescribed in Section 42, internal Revenue Service Code, based upon the low-income level defined in section 146-52(2)a.1.</p>		
CRITERION	REQUIRED	PROPOSED	COMPLIANCE
9. Provision for Atlanta Police officers and their families (for housing and mixed-use residential/ commercial enterprise zones)	Five percent of available units to be offered to Atlanta Police officers and their families at purchase prices or monthly rents which do not exceed the low-income level of affordability.	Applicant certifies compliance.	√
10. Job Creation	First Source Jobs Policy	Would create 7 fulltime, permanent new jobs. Certifies compliance.	√
11. Financial Feasibility	<p><u>Chief Financial Officer's Statement of Fiscal Impact:</u></p> <p>a. Negative cash flow; OR</p> <p>b. Debt coverage ratio &lt;1.20; OR</p> <p>c. A variable-ratio debt coverage ratio that is equivalent to said fixed-rate ratio, based upon reasonable assumptions as certified.</p>	To be determined by the Bureau of Financial Analysis.	To be determined.

U92-04-05



**CITY OF ATLANTA**  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 Trinity Avenue, S.W. SUITE 3350 - ATLANTA, GEORGIA 30335-0308  
404-330-6145 - FAX: 404-658-7491  
[www.ci.atlanta.ga.us/citydir/dpdnc/planning.htm](http://www.ci.atlanta.ga.us/citydir/dpdnc/planning.htm)

**SHIRLEY FRANKLIN**  
MAYOR

**CHARLES C. GRAVES, III**  
Commissioner

**BEVERLEY DOCKERAY-OJO**  
Director

Bureau of Planning

February 25, 2004

Mr. Russell Greer, President  
Housing Systems, Inc.  
5505 Interstate North Parkway, NW  
Atlanta, Georgia 30328

**RE: Processing of Your Submitted Urban Enterprise Zone Application**

Dear Mr. Greer:

This letter serves as notification of several matters pertaining to the urban enterprise zone application that you recently submitted to us as part of Cycle I, 2004.

**Receipt of the UEZ Application.** We received your Urban Enterprise Zone (UEZ) application for property that is located at 2019-2235 Bolton Drive, NW. This includes the following tax parcel code numbers (PCNs): 17-00221-LL-053, 17-0221-LL-054, & 17-00221-LL055N. You have proposed the creation of the "Bolton Place Apartments Housing Enterprise Zone" for the subject property, and have requested that the first year of the enterprise zone be 2005. Your application was assigned the case number of UEZ-04-03. We are reviewing it for completeness and accuracy, and will be contacting you soon (as well as throughout the application review process) by telephone or e-mail concerning any additional information or clarification that we need.

**Required NPU Meeting.** As part of the UEZ designation process, *you are required to attend a Neighborhood Planning Unit (NPU) meeting.* Your property is located in NPU "D", which holds monthly meetings at The Agape Community Center, 2351 Bolton Rd., NW. *Your UEZ case will be scheduled to be heard by NPU "D" on Tuesday, March 23, 2004. Your attendance is required.* The NPU "D" meeting will begin at 7:30 p.m. Please attend this meeting (or send a designee) and be prepared to make a presentation and answer any questions concerning your application. The NPU "D" members will vote on your application, with such vote serving as a recommendation to City Council. Please note that it is possible that NPU "D" members may request that you also attend one or more neighborhood association meetings before or after the NPU "D" meeting. Please contact the NPU "D" Chairperson, Ms. Cindy Dennis, immediately

at (404) 735-3367 concerning this. Your non-attendance at such additional meetings likely would result in a deferral by NPU "D", thereby delaying the approval of your UEZ application.

**Required Public Hearing & Optional Committee Meeting.** The second required meeting is the UEZ public hearing to be conducted by the City's Community Development/Human Resources (CD/HR) Committee on Monday, May 10, 2004. The public hearing will be held in the City Hall Council Chambers on the Second Floor of City Hall at 55 Trinity Avenue, beginning at 6:00 p.m. Please be prepared make a presentation about your UEZ application and to answer any questions at the public hearing. We encourage you to also attend the CD/HR Committee meeting to be held the following day, on Tuesday, May 11, 2004, where the CD/HR Committee will vote on your application and make a recommendation to the full City Council. That meeting will be held in Committee Room #2 on the Second Floor of City Hall at 55 Trinity Avenue, beginning at 1:00 p.m.

**Creation of the Urban Enterprise Zone.** The full City Council is scheduled to vote on your case on May 17, 2004, after the UEZ public hearing has been held and the CD/HR Committee has made its recommendation. (Please be aware that if a rezoning, other type of zoning action, subdivision, consolidation, or other action is required for your property, this could delay the review and approval of your application. You are encouraged to pursue these actions as soon as possible.) If the City Council votes to approve your UEZ, the Mayor then is allowed up to eight days in which to sign the ordinance for the creation of your proposed urban enterprise zone. Thereafter, the ordinance becomes law, with or without the Mayor's signature. The new urban enterprise zone would exist for ten years. You are cautioned that no building construction or renovation activity may begin before the ordinance to create your proposed urban enterprise zone has been adopted by City Council and approved by the Mayor. However, pre-construction activities, such as demolition, clearance, and infrastructure installation, are allowed before then.


**UEZ Tax Abatements.** If the urban enterprise zone is approved, tax abatements would be "effective" on your property on January 1 of the year that you requested the enterprise zone to begin. The tax abatements would apply to the new or rehabilitated improvements only (not the land), with some restrictions. The condition for the receipt of this tax abatement, you may recall, is that the construction or renovation of at least 30 percent of all proposed housing units on the property must be underway by December 31 of the first year for which you requested the enterprise zone to begin. In general, tax abatements are made on the new improvements or new renovations only, at 100 percent for the first five years. Thereafter, the tax abatements are 80 percent for Years 6 & 7, 60 percent for Year 8, 40 percent for Year 9, and 20 percent for Year 10.

Thank you for participating in the Urban Enterprise Zone Program. If you have questions regarding any of these matters, please contact me at (404) 330-6637. For further information

Mr. Russell Greer  
Housing Systems, Inc.  
February 25, 2004

concerning the NPU meeting, you may contact the NPU/Citizen Participation Coordinator,  
Wendy Scruggs-Murray, at (404) 330-6899.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda M. Logan".

Linda M. Logan, AICP  
Principal Planner  
Bureau of Planning

/lml/

xc: Charles C. Graves, Commissioner  
Beverley Dockeray-Ojo, Director  
Sara Wade Hicks, Assistant Director